

## 7. Street System

- a. All public streets shall conform to the official street standards for public streets as adopted by Utah County, including the full width of pavement for county roads bordering the development.
- b. The road system of the development shall conform to the officially approved county standards for planned unit developments with respect to width, alignment, grades, length of cul-de-sacs, size of turnarounds, and other features of design.
- c. In the event that land within the proposed development is traversed by a proposed street that is shown on the county master street plan, the circulation system within the planned unit development shall be constructed in accordance with the county master street plan, and the right-of-way dedicated to the public.
- d. In developments located in the TR-5 zone, streets shall be designed wherever possible to be compatible with the pattern of streets of nearby municipalities.
- e. The street system should be designed in such a way as to avoid, where possible, the fronting of residential dwellings on collector or arterial streets.
- f. No vehicular road shall have a grade of more than eight (8) percent.

Exception: a grade of ten (10) percent may be approved, upon recommendation of the County Surveyor, when the County Commission finds all of the following criteria are met:

- i. The grade is necessary to eliminate extra cuts, fills, or circuitous routes.
- ii. No section of road which exceeds 8 percent grade is longer than one thousand (1000) feet in length.
- iii. The total distance of roadways which exceeds 8 percent grade is less than five (5) percent of the total road system in the development.
- iv. Police, fire, ambulance, snow removal, and other essential services can be provided at an equal level of quality.
- v. No section of road exceeding a grade of 8 percent is located within two hundred (200) feet of an intersection, or is on a curve having a radius of one hundred fifty (150) feet or less for the curve of the inside street line.
- g. All vehicular roads in the development shall be paved with a three (3) inch asphaltic surface over a six (6) inch crushed gravel base, and suitable sub-base, or the equivalent in concrete surfacing, in accordance with the Utah County development standards ordinance.
- h. Each intersection shall bear permanent street name signs sufficient in design for easy identification by emergency vehicles and other motorists.
- i. The maximum length of any dead-end road or cul-de-sac shall be six hundred (600) feet.